



A truly charming detached Victorian home

Albany Park Road, Kingston upon Thames, Surrey, KT2

£2,800,000 Freehold



Stunning facade • Great period integrity • Generous and secure parking • Delightful garden • Home to the John Lewis Christmas TV advertisement of 2014

Local Information

Enviably situated within just a few hundred yards of a particularly scenic stretch of The River Thames and delightful Canbury Gardens, the property is also conveniently situated for both Richmond and Kingston town centres (the latter of which is just a pleasant stroll away) - with their sophisticated array of shops, restaurants and recreational facilities. Both nearby Richmond and Surbiton have rapid and direct train services into London Waterloo whereas Richmond also has the District line tube and overground service. Local schools, both private and state, are considered to be amongst the best in the country.

About this property

This handsome detached Victorian family home retains its period integrity beautifully and provides superbly for both family life and more formal entertaining. The high ceilings and generous windows further emphasise the elegant room proportions and excellent flow of natural light.

The house has a wonderful atmosphere, so beautifully captured in the much acclaimed John Lewis Christmas TV advert of 2014 (of penguin fame!).

There is a homely kitchen with an Aga and an adjacent open plan dining room, which opens directly

onto the delightful and well established garden. This garden is beautifully designed and affords excellent privacy, whilst to the front of the house there is a large parking area providing secure parking for several cars.

The first floor provides 5 generous bedrooms and two bathrooms with access from one bedroom directly to the garden via an external staircase. Uniquely, this home also benefits from an architecturally designed loft conversion which, while currently arranged as a Montessori schoolroom, could serve equally well as a vast master suite or a further two or three bedrooms with bathroom if required. Further to this, the opportunity to use this space as a studio/office should also be considered.

Tenure

Freehold

Local Authority

Richmond Upon Thames

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Richmond Office.

Telephone: +44 (0) 20 8614 9100.






Approximate Area = 344.2 sq m / 3705 sq ft
(Including Basement)
Including Limited Use Area (34.9 sq m / 376 sq ft)
For identification only. Not to scale.
© Fourwalls Group



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 250348

| Energy Efficiency Rating | | |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 53 | 79 |
| England, Scotland & Wales | EU Directive 2002/91/EC  | |

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20200325DANH

